



**LA CASA LAKESIDE COTTAGE RESORT
STRATA PLAN KAS 2428
ANNUAL GENERAL MEETING MINUTES
October 23, 2022 at 9:30am**

MANAGEMENT PRESENT:

Jennifer Piekarczyk	Regional Manager - Okanagan
Mark Ellery	Executive Vice President Pacific Quorum
Greg Martin	Managing Broker – Okanagan
Sheila Rennie	Accounting Manager - Okanagan

1. CALL TO ORDER

The meeting was called to order at 9:45 a.m. by Council President, Brian Donnelly

2. DECLARATION OF QUORUM AND CERTIFY OF PROXIES

La Casa's Quorum bylaw for General Meetings as per KAS 2428 Strata's Bylaws state that 140 registered owners in Person or by Proxy must be present for the meeting to be held. There were 290 4/6 owners, 63 Owners present and 227 4/6 by proxy. Jennifer Piekarczyk, Strata Manager confirmed that Quorum has been met.

3. ELECTION OF PERSON TO CHAIR THE MEETING

The bylaws required that a chairperson must be elected from among those persons present at the meeting, if neither the President nor Vice-President chaired the meeting. Strata Council President, Brian Donnelly will chair today's meeting. It was noted, Strata Manager will assist in facilitating the meeting.

4. PROOF OF NOTICE OF AGM PACKAGE

In accordance with the provision of the *Strata Property Act*, Owners must be notified at least twenty days (20) in advance of holding either a Special General Meeting (SGM) or an Annual General Meeting (AGM). The Property Manager advised that the AGM Notice was dated October 3, 2022 and distributed to all owners by email or by mail. Notice of the Meeting was deemed in compliance with the Notice provision of the *Strata Property Act*, and the meeting was eligible to proceed.

5. APPROVAL OF THE AGENDA

It was:

MOVED BY SL 109 SECONDED BY SL 38

To approve the Agenda as presented.

CARRIED

6. UNFINISHED BUSINESS

None

7. PRESIDENT'S REPORT – Report was attached in the Notice of Meeting Package; additional copies are available from Pacific Quorum website.

8. TREASURER'S REPORT – Report was attached in the Notice of Meeting Package; additional copies are available from Pacific Quorum website.

9. WATER/SEWER COMPLIANCE UPGRADE REPORT- Report was attached in the Notice of Meeting Package; additional copies are available from Pacific Quorum website.

10. **MARINA REPORT** - Report was attached in the Notice of Meeting Package; additional copies are available from Pacific Quorum website.

11. **MAJORITY VOTE RESOLUTION #1 CONSIDERATION OF 2022/2023 PROPOSED OPERATING BUDGET WITH A STRATA FEE INCREASE OF 0%**

BE IT RESOLVED: By a Majority Vote
That the Owners, Strata Plan KAS 2428, La Casa, approve the proposed 2022/2023 Operating Budget with a 0% strata fee increase.

It was

MOVED BY SL 38 / SECONDED BY SL 155

To approve the proposed Budget as presented.

CARRIED 281 4/6 In Favor. 6 Against. 0 Abstained.

NOTE: REGARDING STRATA FEE PAYMENTS

If you require any information regarding your account please contact PQ's Manager of Accounting Services, Sheila at 778-760-1213 or srennie@pacificquorum.com

12. **MAJORITY VOTE RESOLUTION #2 - TO DIRECT THE STRATA COUNCIL TO PRESENT A NEW A/C GUIDELINE (BYLAW) TO THE OWNERS AT THE NEXT GENERAL MEETING (AGM OR SGM) THAT ALLOWS FOR AND DETAILS THE INSTALLATION OF SOLAR PANELS ON THE ROOFS OF COTTAGES.**

PREAMBLE: The Council agreed to investigate Solar Panels. If the Owners approve this resolution, Council will peruse reviewing the process of installing solar panels and draft a new A/C Guideline that details the process and specs etc.. to allow the installation of Solar Panels on Cottages. The new A/C Guideline will be voted on at a future General Meeting (AGM or SGM) by the owners of LA Casa.

BE IT RESOLVED by a Majority Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, in accordance with Section 27 of the BC Strata Property Act, direct the Strata Council to investigate the various types of solar panels available and to come up with a A/C Guideline (Bylaw) that details the process to allow solar panels and suitable to the cottage's roofs. The current Resolution is directing Council that the owners want Solar Panels to be allowed to be installed on cottages at La Casa KAS 2428 but does not give owners approval TO INSTALL Solar Panels until the new A/C Guideline that outlines the specifications and installation process has been presented to the owners voted on and past by a ¾ vote.

It was:

MOVED BY SL 225 / SECONDED BY SL 07

To approve Majority Vote Resolution #2 as presented to the owners.

CARRIED 240 3/6 In Favor. 49 1/6 Against. 1 Abstained.

13. **RESOLUTION #3 - ¾ VOTE: TO GIVE STRATA COUNCIL AUTHORITY TO SPEND THE WATER AND SEWER FUNDS AS REQUIRED TO FUND BOTH THE WATER PLANT AND FUTURE SEWER PLANT PROJECTS, AS THESE TWO PROJECTS ARE MANDATED OWNERS ARE REQUIRED TO FUND BOTH PROJECTS.**

PREAMBLE: The Water Plant Upgrade project budget is approximately Two Million Six Hundred Thousand Dollars (\$2,600,000.) The owners will have to use funds in the amount of \$1,362,314. from the Sewer Fund to ensure sufficient funds are available to cover the costs of the Water Plant Project.

Once the Water Plant Upgrade Project is completed the Strata Council will then need to start finalizing costs and budgets for the Sewer Plant Upgrade Projects. The owners of La Casa contribute from the Operating Budget \$500,000 per year distributed into the two funds (Water/Sewer). Voting for this resolution will ensure no special assessment is needed to fund the completion of the water project.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to give the Strata Council authority to spend the Water and Sewer Funds as required to fund the Water Plant upgrade project and future Sewer Plant upgrade projects.

It was:

MOVED BY SL 109 / SECONDED BY SL 136

To approve ¾ Vote Resolution #3 as presented to the owners.

CARRIED – 287 4/6 In Favor. 2 Against. 1 Abstained.

14. **RESOLUTION #4 ¾ VOTE: TO SPEND UP TO EIGHTEEN THOUSAND, FIVE HUNDRED DOLLARS (\$18,500) FROM THE CONTINGENCY RESERVE FUND TO INSTALL NINE ADDITIONAL SECURITY CAMERAS AT THREE NEW LOCATIONS: THE WATER INTAKE HUT (BEACH), UPPER STORAGE COMPOUND, AND THE NEW WATER PLANT BUILDING. CAMERAS ARE TO BE USED FOR PROTECTION OF OWNERS, GUESTS, AND ASSET PROTECTION.**

PREAMBLE: La Casa spans almost 100 acres and security is becoming a concern not only at La Casa but all seasonal resorts. The Strata Council is asking owners to approve the expenditure in order to add a strong layer of protection against the strata assets. These cameras will ensure the infrastructure required to keep the strata running are secured.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to approve the expenditure from the Contingency Reserve Fund an amount of Eighteen Thousand, Five Hundred Dollars (\$18,500) to install a total of nine cameras in three locations. The locations are as follows: Water Intake Plant located at Beach, New Water Pump House located in Garbage Area, and the Upper Storage Yard. All unused funds from this project will be returned to the Contingency Reserve Fund as per the BC Strata Act.

It was:

MOVED BY SL 155 / SECONDED BY SL 38

To approve ¾ Vote Resolution #4 as presented to the owners.

CARRIED – 271 4/6 In Favor. 18 Against. 1 Abstained.

15. **RESOLUTION #5 ¾ VOTE: TO APPROVE AN EXPENDITURE UP TO TWELVE THOUSAND DOLLARS (\$12,000) FROM THE CONTINGENCY RESERVE FUND FOR THE PURCHASE OF A DAIHATSU MINI DUMP TRUCK OR COMPARABLE VEHICLE TO BE USED ON-SITE BY THE OPERATIONS TEAM.**

PREAMBLE: The oldest pick up in the Strata's Service Vehicle fleet is becoming very expensive to maintain and has over 300,000 kilometres. The Strata purchased a few years back a Daihatsu Mini Dump Truck, that has proven to be a great addition to the fleet. The Operations Team is asking for another one of these vehicles. The old pick up will be sold and the funds will be deposited into the Contingency Reserve Fund.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to approve the expenditure from the Contingency Reserve Fund an amount of Twelve Thousand Dollars, (\$12,000) for the purchase of a Daihatsu mini dump truck or similar vehicle to replace the aging site pick up.

All unused funds from this project will be returned to the Contingency Reserve Fund as per the BC Strata Act.

It was:

MOVED BY SL 165 / 262 SECONDED BY SL

To approve ¾ Vote Resolution #5 as presented to the owners

CARRIED - 281 4/6 In Favor. 8 Against. 1 Abstained.

16. RESOLUTION #6 ¾ VOTE – TO APPROVE AN EXPENDITURE UP TO TWENTY THOUSAND DOLLARS (\$20,000) FROM THE CONTINGENCY RESERVE FUND FOR THE PURCHASE OF TWO C-CAN CONTAINERS AND WOODEN TRUSSES TO ALLOW THE CONSTRUCTION OF A STORAGE/WORK SHED FOR THE OPERATIONS TEAM. THE LOCATION OF THIS STRUCTURE WILL BE THE UPPER STORAGE YARD.

PREAMBLE: The Operations Team is asking for a building to house equipment, make repairs to the equipment and have a work area to work on projects specific to the property. The C-Cans are shipping containers. Currently the Strata rents a half size container for storage, this rental will be canceled once the new shed has been constructed.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to approve the expenditure from the Contingency Reserve Fund an amount of Twenty Thousand Dollars, (\$20,000) for the purchase of two C-Can Containers and Wooden Trusses to be used to construct a Storage and Work Shed to be used by the Operations Team. All unused funds from this project will be returned to the Contingency Reserve Fund as per the BC Strata Act.

It was:

MOVED BY SL 109 / SECONDED BY SL 145

To approve ¾ Vote Resolution #6 as presented to the owners

CARRIED – 277 4/6 In Favor. 12 Against. 1 Abstained.

17. RESOLUTION #7 ¾ VOTE –TO APPROVE AN EXPENDITURE UP TO FIVE THOUSAND DOLLARS (\$5,000) FOR THE INSTALLATION OF SPEED BUMPS AT LOCATIONS THE OPERATIONS TEAM DEEMS AS AREARS OF CONCERN.

PREAMBLE: Multiple Owners have been asking for additional speed bumps to slow down traffic on the property. Speed Bumps have proven effective in addressing these concerns. \$5,000 should be sufficient to install 8 speed bumps at areas of concern, as per the Operations team.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to approve the expenditure from the Contingency Reserve Fund an amount of Five Thousand Dollars, (\$5,000) for the installation of speed bumps at locations the Operations Team deems as areas of concern. All unused funds from this project will be returned to the Contingency Reserve Fund as per the BC Strata Act.

It was:

MOVED BY SL 224 / SECONDED BY SL 222

To approve ¾ Vote Resolution #7 as presented to the owners

CARRIED. 226 3/6 In Favor. 57 1/6 Against. 4 Abstained.

Owners requested the next Strata Council elect select one style of speed bumps that will be consistent throughout the resort.

18. RESOLUTION #8 ¾ VOTE – OWNERS TO APPROVE NEW BYLAW 3(27) WHICH SHALL READ: ANY MARKETING AND ADVERTISING OF COTTAGES FOR RENT, MUST NOT VIOLATE BYLAW 3(26) AND A/C GUIDELINE 2.5.2 (A) A/C GUIDELINE 2.5.10. REGISTERED OWNERS OF SUCH MARKETED/ADVERTISED PROPERTIES ARE SUBJECT TO \$200 FINE PER OCCURRENCE.

PREAMBLE: Owners are reminded that the Bylaws and A/C Guidelines which form part of the Bylaws of La Casa are clear on Occupancy maximum of 8 persons (3(27), Size of Cottage (1076 square feet) as per A/C Guideline 2.5.2 (a) and a maximum of 2 bedrooms and a den as per A/C Guidelines 2.5.10. Therefore, any advertising of cottages for rent on social media or all other forms of marketing must not state any occupancy or interior size of configuration that exceeds the above stated Bylaws and A/C Guidelines.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Residential Strata Lots and ¾ Vote of the non-residential strata lots of The Owners, Strata Plan KAS 2428, La Casa Lakeside Resort, to approve the new Bylaw 3(27) WHICH READS: ANY MARKETING AND ADVERTISING OF COTTAGES FOR RENT, MUST NOT VIOLATE BYLAW 3(26) AND A/C GUIDELINE 2.5.2 (A) A/C GUIDELINE 2.5.10. REGISTERED OWNERS OF SUCH MARKETED/ADVERTISED PROPERTIES ARE SUBJECT TO \$200 FINE PER OCCURRENCE. The Bylaw once passed will take affect once registered at the Land Titles Office of BC

It was:

MOVED BY SL 226 / SECONDED BY SL 109

To bring Motion to the floor for discussion.

It was:

MOVED BY SL 38 SECONDED BY SL 109

To amend Resolution #8 to read as follows:

OWNERS TO APPROVE NEW BYLAW 3(27) WHICH SHALL READ: ANY MARKETING AND ADVERTISING OF COTTAGES FOR RENT, MUST NOT ADVERTISE MORE THAN 3 BEDROOMS AND AN OCCUPANCY OF 8 PERSONS.

COMMERCIAL VOTE: S/L 491

In favor

DEFEATED – 195 3/6 In Favor. 92 1/6 Against. 3 Abstained.

It was:

MOVED BY SL 226 / SECONDED BY SL 109

To approve ¾ Vote Resolution #8 as presented.

COMMERCIAL VOTE: S/L 491

In favor

DEFEATED – 186 3/6 In Favor. 102 1/6 Against. 2 Abstained.

19. RESOLUTION #9 ¾ VOTE – OWNERS TO APPROVE TO REPEAL A/C GUIDELINE 2.7.1 (a) (b) (c) & (d) AND REPLACE 2.7.1 a & b ONLY. CURRENTLY THE A/C GUIDELINE (BYLAW) 2.7.1 (a,b,c,d) AND THE STRATA BYLAW 3 (7-8) CONTRADICTS EACH OTHER.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Residential Strata Lots and ¾ Vote of the non-residential strata lots of The Owners, Strata Plan KAS 2428, La Casa Lakeside Resort, to approve the Repeal and Replace of A/C Guideline 2.7.1 (a,b,c,d) which currently reads:

A/C Guideline 2.7.1 (a) (b) (c) & (d) reads:

2.7.1 Hours of Operation: Hours designated for construction and construction related activities on strata lots shall be Monday through Friday 7:00 am to 8:00 pm.

(a) Saturdays 8:00 am to 5:00 pm

(b) Sunday, Holiday, and Evening work shall be limited to activities that exclude any and all machinery noise, ie: chainsaw, excavators, power tools, etc., unless such tool use cannot be detected beyond the boundaries of the lot.

(c) Lawn Maintenance equipment may be operated daily 10:00 am to 7:00 pm

Replace with A/C Guideline 2.7.1 (a) (b) to read:

2.7.1 (a) Hours designated for approved construction and construction related activities on Strata Lots shall be 8:00 am to 5:00 pm. Monday to Friday during the period of June to September inclusive and shall be 8:00 am to 5:00 pm on Saturdays for the period of October to May Inclusive. In all cases construction and construction activities are not permitted on statutory holidays. Notwithstanding the foregoing, Sunday, statutory holidays, and evening work shall be permitted within a strata lot where there is no noise detectable outside of the boundary of the strata lot whatsoever, or where the work is necessary to ensure safety or emergency repairs as minimally required to reasonably prevent further damage to property or address a safety risk and reasonable efforts are made to limit the disturbance to other occupants and guests.

2.7.1 (b) Lawn maintenance equipment may only be operated daily between the hours of 8:00 am to 8:00 pm.

Repeal Section 2.7.1 (c) and (d).

It was:

MOVED BY SL 271 / SECONDED BY SL38

To bring Motion to the floor for discussion.

It was:

MOVED BY SL 38 / SECONDED BY SL 155

To amend Resolution #9 to read as follows:

Construction and Construction related activities on strata lots shall be Monday to Friday 8:00am to 5:00pm during the period of June 1 to September 30 and Monday to Saturday 8:00am to 5:00pm during the period of October 1 to May 31.

PREAMBLE:

Strata Bylaw 7 Currently Reads: Hours designated for approved construction and construction-related activities on strata lots shall be 8:00 a.m. to 5:00 p.m. Monday to Friday during the period of June to September inclusive and shall include 8:00 a.m. to 5:00 p.m. on Saturdays for the period of October to May inclusive.

In all cases construction and construction-related activities are not permitted on statutory holidays. Notwithstanding the foregoing, Sunday, statutory holiday, and evening work shall be permitted within a strata lot where there is no noise detectable outside of the boundary of the strata lot whatsoever, or where the work is necessary to ensure safety or emergency repairs as minimally required to reasonably prevent further damage to property or address a safety risk and reasonable efforts are made to limit the disturbance to other occupants and guests.

It can be interpreted as no construction is permitted Monday to Friday during October to May.

Current A/C Guideline Bylaw 2.7.1 (a, b) Currently Reads: 2.7.1 Hours of Operation: Hours designated for construction and construction related activities on strata lots shall be Monday through Friday 7:00 am to 8:00 pm.

(a) Saturdays 8:00 am to 5:00 pm

(b) Sunday, Holiday, and Evening work shall be limited to activities that exclude any and all machinery noise, ie: chainsaw, excavators, power tools, etc., unless such tool use cannot be detected beyond the boundaries of the lot.

Reason for Amendment: The Hours of Construction do not match the Strata Bylaw #7

CARRIED -278 4/6 In Favor. 11 Against. 1 Abstained.

COMMERCIAL VOTE: S/L 491

In favor

The Resolution has Carried

It was:

MOVED BY SL 155 SECONDED BY SL 38

To approve $\frac{3}{4}$ Vote Resolution #9 as amended

CARRIED -278 4/6 In Favor. 11 Against. 1 Abstained.

COMMERCIAL VOTE: S/L 491

In favor

The Resolution has Carried

20. RESOLUTION #10 $\frac{3}{4}$ Vote –OWNERS TO APPROVE TO REPEAL AND REPLACE STRATA BYLAW 7(5).

BE IT RESOLVED by a $\frac{3}{4}$ Vote Resolution:

Of the Residential Strata Lots and $\frac{3}{4}$ Vote of the non-residential strata lots of The Owners, Strata Plan KAS 2428, La Casa Lakeside Resort, to approve the Repeal and Replace of Strata Bylaw 7 (5), which currently reads as follows:

Bylaw 7 (5) currently reads: No Motor Vehicle may be placed, kept, or operated within the bounds of the strata plan or land held as a Common Asset, except on roadways, driveways, parking lots, and other paved areas specifically designated for motor vehicles. For Greater Clarity, parking within any strata lot is restricted to finished driveways.

Replace with the following

New Bylaw 7 (5) is to read: No Motor Vehicle may be placed, kept, or operated within the bounds of the strata plan or land held as a Common Asset, except on roadways, driveways, parking lots, other paved areas specifically designated for motor vehicles or vacant lots with written owner's permission.

For greater clarity, parking within any strata lot is restricted to finished driveways or vacant lots where the vehicle parked has written permission from the owner of the lot or is the owner.

It was:

MOVED BY SL 222 / SECONDED BY SL 141

To bring Motion to the floor for discussion.

It was:

MOVED BY SL 26 SECONDED BY SL 226

To amend the working to remove the word “paved”. **New Bylaw 7 (5) is to read:** No Motor Vehicle may be placed, kept, or operated within the bounds of the strata plan or land held as a Common Asset, except on roadways, driveways, parking lots, other areas specifically designated for motor vehicles or vacant lots with written owner’s permission.

CARRIED -278 4/6 In Favor. 6 Against. 0 Abstained

COMMERCIAL VOTE: S/L 491

In favor

The Resolution has Carried

It was:

MOVED BY SL 26 / SECONDED BY SL 38

To approve $\frac{3}{4}$ Vote Resolution #10 as amended

CARRIED – 278 4/6 In Favor. 6 Against. 0 Abstained

COMMERCIAL VOTE: S/L 491

In favor

The Resolution has Carried

21. RESOLUTION #11 $\frac{3}{4}$ VOTE - OWNERS TO APPROVE AN EXPENDITURE UP TO TWO HUNDRED AND SIXTY THOUSAND DOLLARS (\$260,000) TO CONSTRUCT A MULTI- PURPOSE PLAY AREA TO BE LOCATED ON THE LOWER-LEVEL TRAILER PARKING LOT.

PREAMBLE: Multiple Owners have been asking for additional playing surfaces and amenity upgrades. Council has designed a multi-play area that reflects the quality of the Strata and will offer additional amenities (see diagram 1 (pages 31-35)) to owners and guests. The area will contain a multi-surface court, seating, golfcart parking and landscaping. Design does not include Retaining Wall as back hill is to be sloped. The Upper storage area has capacity to park the trailer volume normally parked on this space.

BE IT RESOLVED by a $\frac{3}{4}$ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to approve an expenditure from the Contingency Reserve Fund in an amount of Two Hundred and Sixty Thousand Dollars (\$260,000) to construct a multi-purpose play area to be located at the vacant lot currently used for overflow trailer parking. All unused funds from this project will be returned to the Contingency Reserve Fund as per the BC Strata Act.

It was:

MOVED BY SL 155 / SECONDED BY SL 26

To approve $\frac{3}{4}$ Vote Resolution #11 as presented to the owners.

DEFEATED – 179 3/6 In Favor / 101 1/6 Against / 11 Abstained.

22. RESOLUTION # 12 ¾ VOTE: OWNERS TO APPROVE AN EXPENDITURE UP TO ONE HUNDRED AND FIFTY-FIVE THOUSAND DOLLARS (\$155,000) TO CONSTRUCT THE FIRST STAGE OF A MULTI-PURPOSE PLAY AREA TO BE LOCATED ON THE LOWER-LEVEL TRAILER PARKING LOT. OWNERS WILL BE ASKED TO APPROVE THE BALANCE OF THE PROJECT AT THE FOLLOWING ANNUAL GENERAL MEETING IN 2023.

PREAMBLE: Multiple Owners have been asking for additional playing surfaces and amenity upgrades. Council has designed a multi-play area that reflects the quality of the Strata and will offer additional amenities to the owners and guests. Council is asking owners to approve the partial completion of the amenity area up to but not including the playing surfaces, fencing, and Pergolas. Design does not include Retaining Wall as back hill is to be sloped. The Upper storage area has capacity to park the trailer volume normally parked on this space.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, approve an expenditure up to One Hundred and Fifty-Five thousand Dollars (\$155,000) to construct the first stage of a Multi-Purpose Amenity area to be located on the lower-level trailer parking lot. Owners will be asked to approve the funding of the balance of the project at the following annual general meeting in 2023. All unused funds from this project will be returned to the Contingency Reserve Fund as per the BC Strata Act.

It was:

MOVED BY SL 109 SECONDED BY SL 141

To approve ¾ Vote Resolution #12 as presented to the owners.

DEFEATED – 195 3/6 In Favor / 81 1/6 Against / 8 Abstained.

23. RESOLUTION #13 ¾ VOTE - OWNERS TO APPROVE AN EXPENDITURE UP TO ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000) TO MAKE IMPROVEMENTS TO THE LOWER-LEVEL OVERFLOW TRAILER PARKING LOT. SCOPE OF WORK WILL INCLUDE INSTALLATION OF A REAR RETAINING WALL, AND THE BLACKTOPPING AND LEVELING OF THE LOT. THE RETAINING WALL WILL ENLARGE THE SURFACE AREA OF THE LOT THAT COULD BE UPGRADED IN THE NEAR FUTURE TO A MULTI-PLAYING AREA.

PREAMBLE: this lot is an ideal location for amenities, and by completing the work contained in the resolution, the owners will have multiple options in the near future, to modify the lot into multiple play areas that would be decided by the owners. This design includes a retaining wall at rear of property to allow the maximum amount of space to be utilized. The Upper storage area has capacity to park the trailer volume normally parked on this space.

BE IT RESOLVED by a ¾ Vote Resolution:

Of the Owners, Strata Plan KAS 2428, La Casa, to approve an expenditure up to One Hundred and Fifty Thousand Dollars (\$150,000) to make improvements to the lower-level overflow trailer parking lot. scope of work will include installation of a rear retaining wall, and the blacktopping and leveling of the lot. the retaining wall will enlarge the surface area of the lot that could be upgraded in the near future to a multi-playing area.

It was:

MOVED BY SL 109 / 172 SECONDED BY SL

To approve ¾ Vote Resolution #13 as presented to the owners.

CARRIED - 213 4/6 In Favor / 68 Against / 6 Abstained.

24. ELECTION OF THE 2022/ 2023 STRATA COUNCIL

La Casa's bylaw 1 (e and f) states if more than 7 owners stand for council then council members must be voted in with a majority vote of the owners. (50% +1)

There were 10 owners standing for council this year. Prior to the counting of the votes, an owner asked for scrutineers to be utilized. SL189 and SL263 volunteered to be scrutineers to assist Emily Kennedy of Pacific Quorum Okanagan Properties with the tabulating of the votes for Council Election.

The vote each owner received is shown in the brackets below.

Jeff Bergen (156 2/6)
Craig Cruickshank (153 2/6)
Brian Donnelly (174 3/6)
Steve Godoy (163 3/6)
Tim Jones (184 3/6)
Nathan Kapler (187 4/6)
Scott Mason (134 2/6)
Chris Murphy (145 1/6)
Ray Thouret (181 3/6)
Anita Warren (158 3/6)

COUNCIL MEMBERS 2022-2023 IN NO PARTICULAR ORDER

Brian Donnelly	SL 9
Steve Godoy	SL 77
Tim Jones	SL 295
Ray Thouret	SL 199
Jeff Bergen	SL 07
Anita Warren	SL208
Nathan Kapler	SL219

It was:

MOVED BY SL 271 / SECONDED BY SL 293

To approve the 7 owners that earned a majority (50% plus 1) of the votes cast for council member appointments.

The appointment of officers of council will be voted on by council and minuted at the first council meeting following the AGM.

To contact or speak to a council member, please forward your request to the strata manager at jpiekarczyk@pacificquorum.com

25. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was:

MOVED BY SL 291 SECONDED BY SL 155

To approve the Minutes of the Special General Meeting held on December 16th, 2022.

CARRIED

26. INSURANCE OVERVIEW

The Strata Manager presented the presented the Strata Corporation's Insurance. The Strata Insurance Provide is HUB International.

The insurance coverage period is now from November 1st, 2022, to October 31st, 2023, this allows La Casa to move their renewal date outside of the high-risk fire period of the summer.

The Insurance Certificate from HUB International was enclosed with the Notice of Meeting, as required by the *Strata Property Act*. Owners were advised the Strata Common Area and facilities are insured for \$45,261, 000.

Council's Errors and Omission coverage is \$20,000,000.
General Commercial Liability coverage is \$10,000,000

A full breakdown of the insurance coverage, including the individual riders for the water and sewage plants, and Marina are posted on PQ-On-Line or available from the Strata Management Office.

Owners are reminded that Strata liability to repair, as with all Bare Land Strata's, ends at the curb of each Strata Lot. Please contact your strata manager at jpiekarczyk@pacificquorum.com if you have any questions or if you are requesting a copy of the Insurance.

27. TERMINATION

There being no further business to discuss,
It was:

MOVED by SL 09

To terminate the meeting at 12:55 p.m.

CARRIED

Submitted by:

PACIFIC QUORUM OKANAGAN PROPERTIES INC.

Jennifer Piekarczyk, Regional Manager – Okanagan

1979 Bredin Road

Kelowna, BC, V1Y 8T2

Tel: 778-760-1218

Email: jpiekarczyk@pacificquorum.com

Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*



"La Casa"

The Owners, Strata Plan KAS 2428

APPROVED Operating Budget from September 1, 2022 to August 31, 2023

	2021/2022 BUDGET	2021/2022 ACTUAL	2022/2023 PROPOSED	0.00% Variance
REVENUE				
STRATA FEES	\$2,287,911	\$2,287,911	\$2,287,911	\$0
OTHER REVENUE				
Facilities Rental	\$0	\$3,250	\$2,500	\$2,500
Rent S/L 488	\$31,327	\$31,328	\$31,722	\$395
Boat Berths	\$120,000	\$130,000	\$148,400	\$28,400
Marina Slip Rental	\$45,000	\$41,900.43	\$45,000	\$0
Fines/Liens	\$6,000	\$7,650	\$6,000	\$0
Key Revenue	\$2,000	\$2,520	\$2,000	\$0
Interest	\$500	\$3,061	\$3,000	\$2,500
Bottle & Can Return Income	\$15,000	\$21,039	\$20,000	\$5,000
Miscellaneous	\$2,000			(\$2,000)
Total Other Revenue	\$221,827	\$240,748	\$258,622	\$36,795
TOTAL REVENUE	\$2,509,738	\$2,528,659	\$2,546,533	\$36,795
EXPENSES				
Common Asset Strata Fees				
Common Asset Strata Fees	\$127,902	\$127,902	\$127,902	\$0
Deficit Carry Forward				
Prior Year Deficit Trsf	\$0	\$0	\$0	\$0
Repairs & Maintenance				
Grounds & Landscaping	\$30,000	\$25,993	\$20,000	(\$10,000)
Trail Upgrade Projects	\$5,000	\$3,780	\$5,000	\$0
General Repairs & Maintenance	\$70,000	\$75,623	\$115,000	\$45,000
R & M - Equipment	\$15,000	\$9,968	\$0	(\$15,000)
Furniture - Exterior	\$5,000	\$6,218	\$5,000	\$0
Staff Training and Misc.	\$2,500	\$1,409	\$2,500	\$0
Wages	\$400,000	\$369,588	\$420,000	\$20,000
Benefits - Manulife	\$10,500	\$9,596	\$10,500	\$0
WCB/ CPP/EI	\$28,000	\$27,248	\$28,000	\$0
Snow Removal	\$51,000	\$48,997	\$49,000	(\$2,000)
Pool/Hot Tub - R & M	\$25,000	\$35,073	\$30,000	\$5,000
Security	\$128,000	\$113,675	\$128,000	\$0
Aqua-Park	\$14,000	\$15,053	\$20,000	\$6,000
Council Expenses	\$500	\$0	\$0	(\$500)
Truck Lease Payments	\$7,500	\$7,246	\$7,500	\$0
Gas and Maintenance Vehicles	\$20,000	\$25,704	\$26,000	\$6,000
Total Repairs & Maintenance	\$812,000	\$775,174	\$866,500	\$54,500
Utilities				
Garbage	\$95,000	\$76,084	\$85,000	(\$10,000)
Electricity	\$61,000	\$58,724	\$61,235	\$235
Water & Sewer	\$150,000	\$183,695	\$150,000	\$0
Propane Gas	\$30,000	\$37,397	\$38,000	\$8,000
Total Utilities	\$336,000	\$355,901	\$334,235	(\$1,765)

Administration				
Legal and Accounting	\$30,000	\$27,202	\$27,000	(\$3,000)
Office Charges	\$25,000	\$24,706	\$25,000	\$0
Professional Services	\$10,000	\$31,983	\$30,000	\$20,000
Bad Debts Expense	\$1,500	\$0	\$0	(\$1,500)
Bank Charges	\$3,300	\$3,472	\$3,500	\$200
Payroll Service Fees	\$900	\$1,058	\$1,000	\$100
Insurance	\$198,380	\$191,727	\$185,000	(\$13,380)
Property Tax	\$12,500	\$12,439	\$13,000	\$500
Management Services	\$103,800	\$103,800	\$103,800	\$0
Storage Expense	\$1,590	\$2,000	\$1,000	(\$590)
Social	\$10,000	\$1,881	\$2,000	(\$8,000)
SL488 Mortgage	\$69,866	\$69,284	\$69,284	(\$582)
Land & Foreshore Lease	\$16,000	\$6,339	\$6,312	(\$9,688)
Miscellaneous Expenses	\$1,000	\$554	\$1,000	\$0
Total Administration	\$483,836	\$476,445	\$467,896	(\$15,940)
Expense Sub-Total	\$1,759,738	\$1,735,422	\$1,796,533	\$36,795
Excess Revenue over Expenses	\$750,000	\$793,237	\$750,000	
CRF	\$250,000	\$250,000	\$250,000	\$0
Sewer Reserve	\$150,000	\$150,000	\$75,000	
Water Reserve	\$350,000	\$350,000	\$425,000	\$75,000
Total Funds Transfers	\$750,000	\$750,000	\$750,000	\$0
Total Expenses	\$2,509,738	\$2,485,422	\$2,546,533	\$36,795
NET SURPLUS/(DEFICIT)	\$0	\$43,237	\$0	\$0

* expression of percentage is for information purposes only and has no legal effect.

NET FUND TOTALS / FORECASTS

Contingency Reserve Fund - General

Actual contingency reserve balance at 31-Aug-22	\$831,826
Transfer from Operating Fund 2022-2023	\$250,000
Committed Funds to Marina Fund 2022-2023	(\$100,000)
AGM Proposed Projects for Fiscal Year 2022-2023	(\$310,550)
Proceeds from Sale of Strata Owned Cottage in separate fund	\$420,450
Forecasted Interest Sept 2022 to Aug 31 2023 (3.6%)	\$30,000
Total Forecasted Balance Contingency Reserve Fund Aug 31st, 2023	\$1,121,726

Committed Contingency Reserve Funds

Design Firm- 3rd Amenity	\$17,136
Azura Lawsuit	\$50,000
FOB Access Upgrades	\$6,500
Upper Pool Deck Coating Project	\$30,000
Marina Fund	\$566,820
Marina Fund Contribution 2022-2023	\$100,000
AGM Proposed Projects for Fiscal Year 2022-2023	\$310,550
Total Committed Funds	\$1,081,005.54

Sewage Fund

Actual Balance as of 31-Aug-22	\$1,514,174
Transfer from Operating Fund 2022-2023	\$75,000
Forecasted Interest Sept 2021 to Aug 31 2023 (1.35%)	\$8,000
Total Forecasted Sewage Fund Balance at Aug 31-2023	\$1,597,174

Water Fund

Actual Balance as of 31-Aug-22	\$580,853
Invoices Paid August But not cleared	(\$259,729)
Invoices Received September 2022	(\$99,699)
Construction Holdbacks Held by Strata	(\$82,934)
Transfer from Operating Fund 2022-2023	\$450,000
Forecasted Interest Sept 2021 to Aug 31 2023 (1.35%)	\$4,000
Total Forecasted Water Fund Balance at Aug 31-2023	\$592,492

TOTAL CONTINGENCY, SEWAGE WATER AND WATER FUND FORECASTED TO AUG 31st, 2023	\$4,392,397.54
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"La Casa"
The Owners, Strata Plan KAS 2428
APPROVED Schedule of Unit Entitlements and Strata Fees
September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
1	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
2	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
3	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
4	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
5	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
6	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
7	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
8	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
9	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
10	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
11	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
12	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
13	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
14	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
15	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
16	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
17	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
18	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
19	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
20	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
21	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
22	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
23	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
24	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
25	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
26	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
27	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
28	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
29	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
30	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
31	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
32	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
33	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
34	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
35	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
36	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
37	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
38	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
39	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
40	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
41	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
42	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
43	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
44	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
45	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
46	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
47	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
48	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
49	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
50	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
51	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
52	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
53	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
The Owners, Strata Plan KAS 2428
APPROVED Schedule of Unit Entitlements and Strata Fees
September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
54	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
55	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
56	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
57	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
58	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
59	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
60	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
61	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
62	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
63	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
64	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
65	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
66	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
67	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
68	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
69	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
70	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
71	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
72	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
73	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
74	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
75	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
76	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
77	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
78	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
79	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
80	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
81	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
82	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
83	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
84	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
85	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
86	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
87	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
88	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
89	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
90	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
91	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
92	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
93	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
94	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
95	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
96	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
97	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
98	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
99	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
100	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
101	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
102	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
103	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
104	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
105	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
106	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
The Owners, Strata Plan KAS 2428
APPROVED Schedule of Unit Entitlements and Strata Fees
September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
107	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
108	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
109	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
110	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
111	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
112	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
113	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
114	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
115	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
116	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
117	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
118	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
119	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
120	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
121	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
122	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
123	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
124	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
125	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
126	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
127	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
128	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
129	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
130	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
131	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
132	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
133	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
134	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
135	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
136	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
137	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
138	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
139	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
140	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
141	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
142	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
143	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
144	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
145	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
146	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
147	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
148	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
149	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
150	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
151	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
152	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
153	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
154	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
155	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
156	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
157	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
158	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
159	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
The Owners, Strata Plan KAS 2428
APPROVED Schedule of Unit Entitlements and Strata Fees
September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
160	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
161	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
162	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
163	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
164	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
165	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
166	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
167	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
168	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
169	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
170	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
171	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
172	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
173	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
174	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
175	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
176	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
177	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
178	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
179	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
180	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
181	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
182	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
183	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
184	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
185	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
186	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
187	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
188	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
189	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
190	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
191	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
192	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
193	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
194	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
195	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
196	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
197	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
198	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
199	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
200	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
201	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
202	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
203	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
204	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
205	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
206	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
207	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
208	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
209	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
210	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
211	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
212	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
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September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
213	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
214	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
215	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
216	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
217	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
218	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
219	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
220	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
221	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
222	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
223	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
224	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
225	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
226	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
227	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
228	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
229	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
230	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
231	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
232	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
233	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
234	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
235	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
236	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
237	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
238	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
239	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
240	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
241	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
242	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
243	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
244	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
245	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
246	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
247	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
248	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
249	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
250	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
251	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
252	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
253	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
254	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
255	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
256	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
257	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
258	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
259	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
260	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
261	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
262	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
263	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
264	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
265	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
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September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
266	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
267	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
268	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
269	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
270	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
271	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
272	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
273	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
274	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
275	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
276	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
277	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
278	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
279	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
280	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
281	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
282	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
283	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
284	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
285	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
286	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
287	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
288	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
289	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
290	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
291	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
292	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
293	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
294	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
295	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
296	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
297	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
298	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
299	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
300	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
301	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
302	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
303	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
304	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
305	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
306	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
307	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
308	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
309	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
310	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
311	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
312	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
313	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
314	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
315	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
316	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
317	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
318	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

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September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
319	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
320	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
321	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
322	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
323	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
324	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
325	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
326	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
327	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
328	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
329	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
330	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
331	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
332	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
333	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
334	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
335	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
336	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
337	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
338	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
339	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
340	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
341	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
342	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
343	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
344	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
345	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
346	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
347	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
348	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
349	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
350	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
351	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
352	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
353	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
354	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
355	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
356	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
357	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
358	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
359	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
360	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
361	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
362	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
363	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
364	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
365	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
366	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
367	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
368	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
369	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
370	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
371	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
The Owners, Strata Plan KAS 2428
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Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
372	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
373	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
374	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
375	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
376	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
377	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
378	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
379	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
380	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
381	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
382	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
383	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
384	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
385	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
386	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
387	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
388	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
389	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
390	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
391	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
392	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
393	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
394	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
395	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
396	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
397	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
398	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
399	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
400	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
401	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
402	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
403	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
404	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
405	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
406	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
407	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
408	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
409	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
410	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
411	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
412	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
413	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
414	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
415	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
416	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
417	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
418	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
419	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
420	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
421	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
422	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
423	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
424	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

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Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
425	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
426	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
427	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
428	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
429	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
430	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
431	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
432	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
433	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
434	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
435	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
436	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
437	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
438	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
439	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
440	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
441	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
442	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
443	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
444	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
445	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
446	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
447	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
448	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
449	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
450	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
451	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
452	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
453	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
454	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
455	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
456	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
457	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
458	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
459	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
460	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
461	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
462	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
463	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
464	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
465	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
466	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
467	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
468	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
469	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
470	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
471	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
472	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
473	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
474	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
475	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
476	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
477	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00

"La Casa"
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September 1, 2022 to August 31, 2023

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2021/2022 Strata Fee	2022/2023 Strata Fee	GST	.00% Change
478	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
479	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
480	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
481	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
482	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
483	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
484	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
485	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
486	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
487	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
488	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
489	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
490	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
491	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
492	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
493	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
495	10	0.202020%	\$42.09	\$343.08	\$385.17	\$385.17	\$19.26	\$0.00
496	1.667	0.033677%	\$7.02	\$57.19	\$64.21	\$64.21	\$3.21	\$0.00
497	1.667	0.033677%	\$7.02	\$57.19	\$64.21	\$64.21	\$3.21	\$0.00
498	1.667	0.033677%	\$7.02	\$57.19	\$64.21	\$64.21	\$3.21	\$0.00
499	1.667	0.033677%	\$7.02	\$57.19	\$64.21	\$64.21	\$3.21	\$0.00
500	1.667	0.033677%	\$7.02	\$57.19	\$64.21	\$64.21	\$3.21	\$0.00
501	1.667	0.033677%	\$7.02	\$57.19	\$64.21	\$64.21	\$3.21	\$0.00
500	4950.002	99.999942%	\$20,834.58	\$169,824.66	\$190,659.24	\$190,659.24	\$9,532.96	\$0.00
	Average:	0.200000%	\$41.67	\$339.65	\$381.32	\$381.32	\$19.07	\$0.00

* expression of percentage is for information purposes only and has no legal effect.